Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

25 Heidelberg Road, Clifton Hill Vic 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,600,000		&		\$1,700,000				
Median sale p	rice								
Median price	\$1,527,500	Pro	operty Type	Hous	se		Suburb	Clifton Hill	
Period - From	01/01/2024	to	31/12/2024		So	urce	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/6 Anderson St CLIFTON HILL 3068	\$1,700,000	18/12/2024
2	7 Brockenshire St CLIFTON HILL 3068	\$1,705,000	16/11/2024
3	346 Station St CARLTON NORTH 3054	\$1,655,000	31/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

30/01/2025 16:33



Mc**Grath**

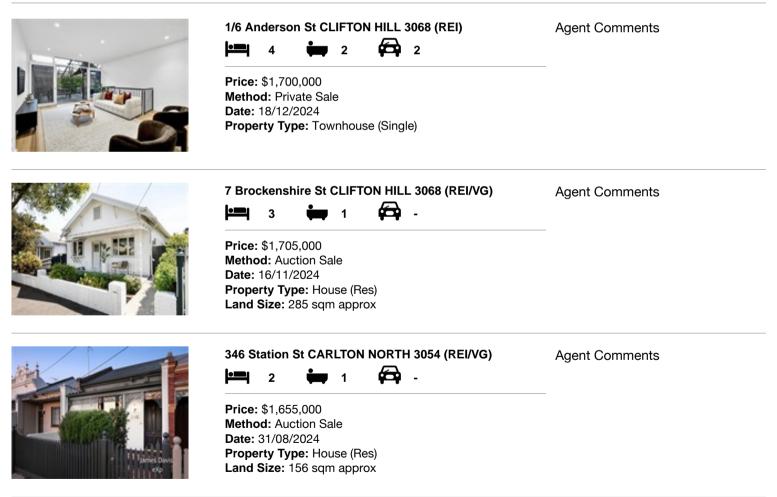




Property Type: House Land Size: 252 sqm approx Agent Comments Chris Manolopoulos 03 9877 1277 0439 478 825 chrismanolopoulos@mcrath.com.au

Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price Year ending December 2024: \$1,527,500

Comparable Properties



Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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